

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: David Abramson, Planner I

SUBJECT: TU 4-5-03, Davie II Stor-All, LTD, 12451 Orange Drive, Davie, Florida

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM: Temporary Use Permit for a construction trailer and two (2) portalets.

REPORT IN BRIEF: The applicant is requesting approval for a temporary 10' x 20' construction trailer with no plumbing, which will provide shade and storage for construction equipment and two (2) portalets. The temporary construction trailer and portalets will be set in place upon approval by Town Council, and removed 12 months after the date of approval. The construction trailer will be situated on the east side of Davie II Stor-All project site and the portalets will be located on the south side, both maintaining B-3 zoning districts building setbacks. The construction trailer and portalets will be generally located north of Orange Drive and west of Flamingo Road. The entrance to the Davie II Stor-All project is north off Orange Drive leading to a private road into the site. No residential access streets or private streets will be obstructed with the placement of construction trailer or portalets. Parking is provided on the eastern portion of the project site.

A satisfactory site plan accurately depicting all details of the request has been reviewed by the Development Services Department and is attached.

Town Council approved the Davie II Stor-All site plan (SP 10-2-01) on March 19, 2002. The site will consist of a mini-warehouse storage facility.

DURATION OF EVENT: 12 Months from date of approval.

Section 12-319 of the Land Development Code requires that three (3) criteria be met for temporary use permits:

- (1) Any nuisance or hazardous features involved is suitably separated from adjacent uses;
- (2) Excessive Vehicular traffic will not be generated on minor residential streets; and,
- (3) A vehicular parking problem will not be created.

Staff finds that Davie II Stor-All temporary construction trailer will be suitably separated from adjacent uses, there will be no traffic generated on minor residential streets, and a vehicle parking problem is not anticipated. In addition the following conditions apply:

- (1) A building permit must be secured prior to the placement of the construction trailer.

PREVIOUS ACTIONS: None

CONCURRENCES: The Development Review Committee has reviewed the application and has no objections to the request.

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration. In addition, the plat needs to complete prior to Certificate of Occupancy of the Davie II Stor-All facility.

Attachment(s): Subject site map, Site Plan for the location of the construction trailer and two (2) portalets.



Date Flown:
12/31/00



500 0 500 1000 Feet

Planning & Zoning Division - GIS



Temporary Use Permit TU 4-5-03 Subject Site, Zoning, and Aerial Map

Prepared By: DMA
Date Prepared: 6-4-03

